Karen Johnson
Batch # 1435618
06/17/2026 03:57:52 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260617-0055163

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
EJC Tennessee Community Property Trust 2813 Westmoreland Drive Nashville, TN 37212	Same	10414008800

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **EDWARD K. CHENG and wife JENNY DIAMOND CHENG**, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **EDWARD K. CHENG and JENNY DIAMOND CHENG**, as the Co-Trustees of the **EJC TENNESSEE COMMUNITY PROPERTY TRUST**, and its successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place as of record in Plat Book 421, page I6, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward K. Cheng and wife, Jenny Diamond Cheng by Warranty Deed from Patricia Estes, unmarried, of record in Instrument No. 20110511-0036174, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to Restrictive covenants contained in an instrument of record in Instrument No. 200005160049273, Register's Office for Davidson County, Tennessee; all matters appearing on the Plan of record as Book 421, page 16, Register's Office for Davidson County, Tennessee, and all other encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 17th day of June, 2026.

Affiant

Notary Public

My Commission Expires: 4/22/30

LISA C WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires APRIL 22, 2030

This is improved property known as 2813 Westmoreland Drive, Nashville, TN 37212.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 17th day of June, 2026.

EDWARD K. CHENG

JENNY DIAMOND CHENG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD K. CHENG** and wife, **JENNY DIAMOND CHENG,** the within named Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of June, 2026.

Notary Public

My Commission Expires:

LISA C WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires APRIL 22, 2030